



**Town of Moultonborough
Office of Development Services
P.O. Box 139 - 6 Holland Street
(603) 476-2347**

September 16, 2016

Windfall Trust
Meta B. Patten & Taylor Barton-Smith, Trustees
2 Dudley Road
Wellesley, MA 02481

Windfall Trust
Meta B. Patten & Taylor Barton-Smith, Trustees
PO Box 2263
Amagansett, NY 11930

Re: Major 3 Lot Subdivision, 231 Harvard Camp Road, Map 57, Lot 4

Dear Property Owners:

At their regular meeting held on Wednesday, September 14, 2016, the Planning Board approved your application for a major three lot subdivision of Map 57, Lot 4, consisting of 7.10 +/- acres in the Residential/Agriculture (RA) zoning district to creating two new lots with no possibility of further subdivision. These lots will be 2.84 acres, 2.14 acres and 2.12 acres. This approval has the following conditions to be completed prior to the Chair signing the plat:

1. Set the boundary pins prior to the Chair signing the plat;
2. Increasing the width of the portion of the private road (Harvard Camp Road) that crosses this three lot subdivision from a forty (40) foot right-of-way to a fifty (50) foot right-of-way;
3. Place NH DES subdivision approval number on the plan as a plan note;
4. Add the landowners' signature block and signatures to plan; and
5. That the final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved CAD file format;

If you have any questions or comments, please feel free to contact Bonnie Whitney via phone at 603.476-2347 or by E-mail at bwhitney@moultonboroughnh.gov.

Yours truly,

Scott R. Bartlett
Chairman

cc. James Hambrook, LLS
Map Lot Document File